



Plot 4 Hole Lane, Bentley, Farnham, Hampshire. GU10 5LP.  
Guide Price £624,950

- Corner plot location
- 3 spacious bedrooms
- Family bathroom
- Stylish fitted kitchen
- 10 Year Structural Warranty via ICW
- Driveway parking
- Master with en-suite
- Lounge/diner
- Underfloor heating to ground floor

## Description

Formal Viewing Days 27th and 28th March A brand new three-bedroom semi-detached corner home in the heart of Bentley, designed for modern living. Accommodation includes lounge/diner overlooking the private rear garden, contemporary kitchen with integrated appliances, cloakroom/WC, and three bedrooms upstairs, including master with en-suite and modern family bathroom. Outside: private rear garden, corner plot, and driveway for two cars. Finished to a high standard. Heating and hot water via Air Source Heat Pump.

## Directions

SAT NAV - GU10 5LP

## Tenure

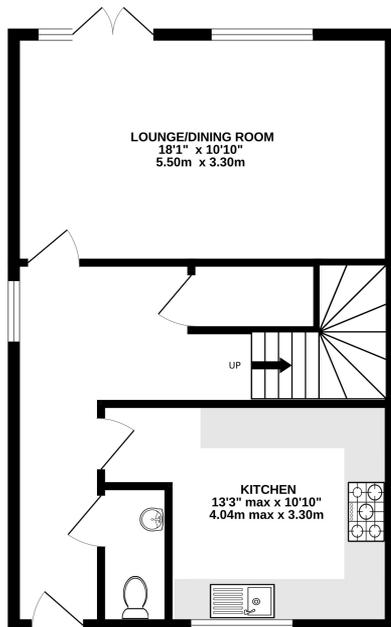
FREEHOLD

## Local Authority

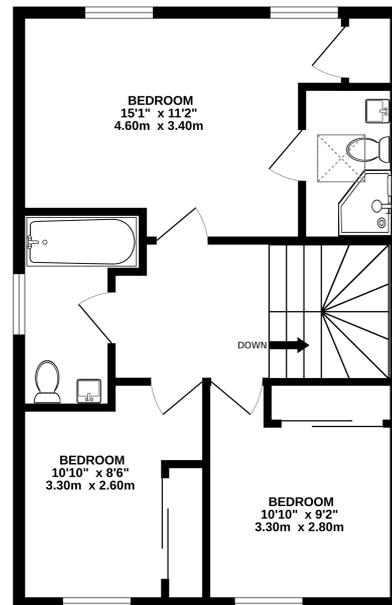
East Hampshire

Band F

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.